



DOOR SCHEDULE

SPECS.	QUANTITY
7x 5mm Timber Hardwood Door Frame	1
40mm Semi Solid Timber Door	1
Ironmongery to be Confirmed by Client	
Overall Timber Finish to be Confirmed by Client	

SANDOWN
20 NOV 2023
DESIGN REVIEW COMMITTEE
APPROVED: [Signature]

SPECIFICATION & NOTES:

- ALL NEW ROOFS, WALL, FLOOR, SLABS, FOUNDATIONS & STEEL STAIRS IN ACCORDANCE TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION.
- SANS 10400 PART II: FOUNDATIONS
 - 750 x 250mm CONCRETE FOOTING FOR 200mm BRICK WALLS.
 - BRICK PIERS OR COLUMN FOUNDATIONS TO BE A MINIMUM OF 200mm THICK AND TO PROJECT A MINIMUM OF 200mm PAST THE BRICKWORK OR COLUMNS.
 - NO FOUNDATIONS OR ANY OTHER PART OF THE BUILDING MAY PROJECT BEYOND THE BOUNDARIES OF THE PROPERTY.
- SANS 10400 PART I: FLOORS
 - TILES OR CARPETS ON MIN 30mm THICK SCREED ON 100mm 15MPa CONCRETE SURFACE BED ON 200mm MICRODAMP PROOF MEMBRANE ON LAYERS OF 150mm WELL COMPACTED FILL TO 98% MOD. A.A.S.H.T.O
 - DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICKWALL D.P.C.
 - EX FIRST STOREY SLAB TO BE A 150, 200, 250mm REINFORCED CONCRETE SLAB. REFER TO STRUCTURAL ENGINEER FOR THICKNESS OF SLABS.
- SANS 10400 PART M: STAIRWAYS
 - EX HANDRAILS 100mm HIGH WITH NEW MAXIMUM OPENINGS OF 100mm.
- SANS 10400 PART K: WALLS
 - M7.5 BLOCKS - 390 x 190 x 190mm.
 - EXTERNAL WALL DIMENSION OF 190mm WITH 5mm PLASTER ON BOTH SIDES.

GENERAL NOTES & SANS 10400 PART P: DRAINAGE

- ALL WORK TO BE IN ACCORDANCE WITH THE SANS 10400.
- DIMENSIONS AND LEVELS TO TAKE PRECEDENCE ON SITE.
- OVERALL DIMENSIONS TO TAKE PRECEDENCE (EXT).
- WORK TO FIGURED DIMENSIONS ONLY.
- D.P.C TO ALL VERTICAL AND HORIZONTAL OPENINGS.
- FOUNDATIONS TO BE A MINIMUM OF 300mm BELOW VIRGIN SOIL.
- CABLE ENDS TO BE TIED BACK TO TRUSSES WITH HOOP IRON STRAP @ 600mm CENTRES.
- WINDOWS LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 1800mm ABOVE PITCH LINE OF STAIRS AND SLOP FRONTS TO BE SAFETY GLASS.
- DRAINS MIN 110mm x PVC - MINIMUM FALL OF 1:60.
- ROOFING ETC. (RED OR IMPERFECTION EYE TEST) AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL.
- CLOSED SYSTEM ENTER AT 45° JUNCTIONS UNDERGROUND ONLY.
- MINIMUM 600mm BENDS TO DRAINAGE RUN.
- MINIMUM DEPTH OF 400mm BELOW MANHOLE, RE & E COVER LEVEL.
- COVER LEVEL, 75mm ABOVE BOUNDARY INSPECTION CHAMBER (IC).
- PARAPET WALL NOT TO EXCEED 500mm IN HEIGHT.
- WALLS BETWEEN HOUSE AND GARAGE TO BE BEAMFILLED.
- ALL MANHOLES AND RES UNDER DRIVEWAYS OR CONCRETE SLABS TO BE SEALED WITH HEAVY DUTY COVERS.
- CONTRACTOR TO ENSURE THAT A BALANCED WATER PRESSURE SYSTEM IS INSTALLED WITH ALL VALVES ETC. HOUSED IN ROOF SPACE.
- HEAD OF DRAIN LINE AND BRANCH LINE EXCEEDING 6000mm TO BE VENTED.
- A MINIMUM OF 100mm GULLY MUST BE PROVIDED TO EACH DRAINAGE INSTALLATION.
- DRAINAGE BENEATH BUILDINGS OR WITH A COVER OF LESS THAN 300mm MUST BE ADEQUATELY PROTECTED.
- DRAINAGE FIXTURES TO BE ANTI-SIPHONED OR DEEP SEAL TRAPS PROVIDED.
- DAMP PROOF COURSE TO BE A MINIMUM OF 150mm ABOVE GROUND FLOOR.

SANS 204 & SANS 10400 PART X & YA: HOT WATER SUPPLY

- HOT WATER SUPPLY IN ACCORDANCE WITH SANS 10400A 4.1
- REQUIREMENTS FOR WATER INSTALLATIONS IN BUILDINGS SHALL BE IN ACCORDANCE WITH SANS 10252-1:2004 AND SANS 10252-1: INSTALLATION OF WATER SYSTEM.
- ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION WITH A MIN. R-VALUE OF 1: PIPE INTERNAL DIAMETER OF 30mm OR LESS.
- THERMAL INSULATION, IF ANY, SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- 50% ALTERNATIVE HEATING, OTHER THAN ELECTRICAL - 200 LITRE SOLAR GEYSER ON WEST SIDE OF ROOF PITCH, REFER TO ROOF PLAN.

AREA CALCULATIONS:

EX. DWELLING GROUND FLOOR	65.90m ²
EX. COVERED ENTRANCE	2.50m ²
EX. SPIRAL STAIRCASE	2.00m ²
EX. DWELLING FIRST FLOOR	65.90m ²
EX. BALCONY	14.70m ²
EX. DOUBLE GARAGE	37.50m ²
NEW SCREEN WALL LENGTH	5.58 m
SITE AREA	273.00m ²
COVERAGE	120.60m ² - 44.18%
FLOOR FACTOR	186.50m ² - 0.68

BOARD NOTICE 172 OF 2021 - SACAP STAGE APPOINTMENT FROM STAGE 1 UP TO THE END OF STAGE 4.1. EXCLUDING CLAUSE C) REVIEW THE COSTING AND PROGRAMME. WITH CONSULTANTS NO INVOLVEMENT WITH ANY COSTING PROGRAMME. MATERIALS SOURCING AND MANAGING / ADMINISTERING CONSTRUCTION PROCESS ON SITES.

UP TO 4.1

- AFTER COMPLETION OF CONSTRUCTION, OBTAINING OCCUPANCY FROM YOUR LOCAL AUTHORITY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND / OR APPOINTED BUILDER AND WILL NOT BE THE RESPONSIBILITY OF PRO-CEPTION ARCHITECTURE.
- LEGAL RESPONSIBILITY AND LIABILITY FROM STAGE 4.2 UP TO STAGE 6 IS THAT OF THE PROPERTY OWNER AND THE APPOINTED BUILDER ALONE DUE TO FIRM APPOINTMENT UP TO SACAP STAGE 4.1 ONLY.
- THE DESIGN ON THIS DRAWING WILL REMAIN THE PROPERTY OF PRO-CEPTION ARCHITECTURE AND IS COPYRIGHTED.
- BY USING ANOTHER PROFESSIONAL'S SACAP REGISTRATION NUMBER WITHOUT THEIR KNOWLEDGE IS SEEN AS A CRIMINAL OFFENCE & IS ILLEGAL AND UNETHICAL.

ROBYN & PAUL SARTORIUS

Project Description	INTERNAL CHANGES & NEW SCREEN WALL
Erff number	344
Street Address	NO. 25 CINERARIA CRESCENT
Suburb Name	SAGEWOOD - SANDOWN
Drawing Stage	BDM MUNICIPAL REVISION 1
Property Zoning Type	SINGLE RESIDENTIAL ZONE 1
Building Occupancy	H4 OCCUPANCY
Date	22 NOVEMBER 2023

Property Owner's Signature	
Architectural Technologist Signature	
PRO-CEPTION ARCHITECTURE	87 JANSENS AVE TABLE VIEW CAPE TOWN 071 576 7664 arc@pro-ception.co.za
F.J. MULLER - SACAP REG. NO. PAT24695051	
Drawing Number:	ERF NO. / REVISION NO. / PAGE NO. 000344 / 06 / 1 of 1

SITE & GROUND FLOOR PLAN 1:100
SHOWING ALTERATIONS & ADDITIONS TO EX. HOUSE

SITE & FIRST FLOOR PLAN 1:100
SHOWING ALTERATIONS & ADDITIONS TO EX. HOUSE